

VII. D. FAR NORTH SUBAREA



The **Far North Subarea** is characterized by single and multi-family housing and retail and commercial development. The neighborhoods are largely new subdivisions where generally middle and upper income families live. The retail/commercial development includes large strip centers and mega-store development. It is concentrated along Highway 281, Loop 410, IH 10, and major roadways including Blanco, Huebner, De Zavala and Bitters Roads and NW Military Drive. The terrain ranges from gently sloping near Loop 410 at the southern end of the subarea to extremely hilly and rocky at the northern end near Loop 1604. A variety of terrain and ecosystems exist, but are dominated by oak, cedar elm, and cedar. Undeveloped land is limited, and exists along the northern boundary of the subarea. The northern half of the subarea is located in the Edwards Aquifer Recharge Zone where there are limitations on development. This Subarea includes portions of Council Districts 8 and 9.

1. **CENSUS TRACTS**

1810, 1811, 1812, 1813, 1818, 1911, 1912, 1913, 1914, 1915, 1917, 1918

2. **POPULATION** (estimated)* **% of change**

2000	108,910	--
2005	137,847	+26.60%
2010	155,628	+12.90%
2015	176,000	+13.50%

*Based on past trend analysis (1970-2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. **DEMOGRAPHICS***

Hispanic	28.40%	Age		
Anglo	64.40%		<5	6.80%
African American	2.80%		5-17	17.50%
Other	4.40%		18-24	9.00%
			25-44	32.40%
Male	48.10%		45-64	24.20%
Female	51.90%		65+	10.10%

Median Household Income \$60,931

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. **PROMINENT LANDMARKS AND FACILITIES**

- Leon Springs Military Reservation (Camp Bullis)

5. **NATURAL RESOURCE ASSETS**

- existing rock quarries
- Edwards Aquifer Recharge Zone
- Salado, Olmos, and Panther Springs Creeks
- undeveloped, sensitive ecosystems north and south of Loop 1604

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6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>Name</u>	<u>Type</u>	<u>Acreage</u>	
Panther Springs	CP/NA	281.19	
Subtotal Community Parks			281.19 acres
Eisenhower	LUP/NA	323.36	
Subtotal Large Urban Parks			323.36 acres
Walker Ranch	HR/NA	90.00	
Subtotal Historic Resources			90.00 acres
Stone Oak Park	NA	245.30	
Subtotal Natural Areas			245.30 acres
Upper Salado Creek	GW	60.94	
Subtotal Greenways			60.94 acres
TOTAL CITY PARK ACREAGE			1,000.79

B. Bexar County Facilities

<u>Name</u>	<u>Acreage</u>	
Bullis Park	46.91	
Orsinger Park	15.11	
Raymond Russell Park	23.17	
Subtotal		85.19 acres

C. City of Hollywood Park Facilities

<u>Name</u>	<u>Acreage</u>	
Voight Park	4.10	
Un-named Pocket Park	.50	
Subtotal		4.60 acres
TOTAL NON-CITY PARK ACREAGE		89.79

GRAND TOTAL FAR NORTH SUBAREA PARK ACREAGE 1,090.58

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1000 residents, the following chart summarizes the park land needs of the Far North Subarea (based on June 2005 park acreage figures).

FAR NORTH SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 137,847 (Acres/Goal) (Excess/Def.)	2010 Estimated Population 155,628 (Acres/Goal) (Excess/Def.)	2015 Estimated Population 176,600 (Acres/Goal) (Excess/Def.)

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Total City-Owned Park Acres	1,000.79	7.26/1,000	2,206	-1,205	2,490	-1,489	2,826	-1,825
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	1,090.58	7.91/1,000	2,206	-1,116				

* Based on June 2005 Park Acreage

In June 2005, the City owned 1,000.79 acres of park land, or 7.26 acres per 1,000 residents in the Far North Subarea. Based on the national average of 16 acres per 1,000 residents, a deficiency of 1,205 acres exists. Park acres of other public entities impact this total only minimally. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 1,489 acres by the year 2010.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project***	Funding	Source	Completion
Walker Ranch Park Improvements***	\$400,000	Park Bonds	September 1999
Walker Ranch Park Outdoor Education Facility***	\$100,000	Donation	August 2000
Eisenhower Park Playground***	\$112,937	Park Bonds	August 2003
Walker Ranch Park Trail Lighting***	\$108,245	Park Bonds	May 2004

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 4 Park Capital Improvement Projects completed in the past five years with the total budgets and investments in the community of \$721,182. Out of all the projects completed, 100% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- Walker Ranch Park Addition – (2000) – 45.00 acres
- Stone Oak Park – (2000) – 245.30 acres
- Panther Springs Park Addition – (2001) – 239.69 acres
- Upper Salado Creek Greenway – (2003) – 75.44 acres

There were 605.43 acres of park land added in the past five years with a total of 1,000.79 acres of City park land currently in the subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Dist. 9 Neighborhood/Sports Field Acquisition***	\$500,000	Park Bonds
Edwards Aquifer Protection Land Acquisition***	\$22,500,000*	Sales Tax
Eisenhower Park Water Service Connection***	\$515,500	Park Bonds

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Neighborhood Park Land Acquisition***	\$48,338	UDC Fees
Quarry Area Park Land Acquisition	\$365,470	Park Bonds
Salado Creek Greenway Development***	\$6,105,984	Sales Tax
Stone Oak Park Improvements	\$437,500	Park Bonds, Grant
Stone Oak Park Improvements	\$795,225	Park Bonds, UDC Fee
Walker Ranch Park Improvements Phase 2***	\$110,000	Park Bonds
Walker Ranch Park Improvements Phase 3***	\$820,000	Park Bonds

* Estimated

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 10 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$32,198,017. Out of all these projects, 70% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need has been expressed for the following activities and facilities.

- walking, jogging, and bicycle multi-use trails
- playgrounds
- skate parks
- dog park
- swimming pools
- multi-purpose community centers with gymnasiums
- accessible natural areas
- development of park facilities in the Stone Oak area.
- allow biking at Eisenhower Park

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Far North Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations

GENERAL PRIORITIES

- acquire additional park acreage to meet service goals, especially in regards to neighborhood and community parks and a large urban park, by Park Dedication or by other means.
- rehabilitate parks and recreation facilities to assure safety, security, accessibility, and quality programming for users.
- work with other public agencies and private organizations and individuals to secure land and further develop the Salado Creek corridor as a greenway.



- address major deficit of city youth and adult programs.
- secure natural area acreage over the Edwards Aquifer Recharge Zone and develop into accessible nature parks.
- develop a master plan for Panther Springs Park and fund first phase of construction.
- construct a multi-purpose community center with gymnasium and pool.
- Develop cooperative efforts with NISD/NEISD for park development and programs

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
Outdoor Priority 1			
Neighborhood Park Development --design and construct new neighborhood park with walking trails, playgrounds, sport courts, and other appropriate development. (Council Districts 8 and 9)			
Design	\$104,000	all but CDBG	2007
Construction	\$432,640	all but CDBG	2008
Outdoor Priority 2			
Natural Area Development -- design and construction of an existing natural area property to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council Districts 8 and 9)			
Design	\$189,280	all but CDBG	2008
Construction	\$787,405	all but CDBG	2009
Outdoor Priority 3			
Eisenhower Park -- design and construction of improvements & rehabilitation to post and cable barrier, special use complex, picnic facilities, Moltke House restoration, trails, pavilions, and ADA improvements. (Council District 8)			
Design Phase	\$562,432	all but CDBG	2009
Construction Phase	\$2,339,717	all but CDBG	2010
Outdoor Priority 4			
Panther Springs Park -- design and construct development of the nature park to include parking, trail, picnic facilities, amenities, restrooms, trail head, wayfinding, and park furnishings. Also acquisition of additional property to connect park to Wilderness Oak Drive. (Council District 9)			
Land Acquisition	\$208,000	all but CDBG	2007
Master Plan	\$27,040	all but CDBG	2008
Design	\$438,697	all but CDBG	2010
Construction	\$1,824,979	all but CDBG	2011
Outdoor Priority 5			
Neighborhood Park Development --design and construct new neighborhood park with walking trails, playgrounds, sport courts, and other appropriate development. (Council Districts 8 and 9)			
Design	\$116,986	all but CDBG	2010
Construction	\$486,661	all but CDBG	2011

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Indoor Priority 1

Community Center-- design & construct a community center with a gymnasium and pool. (Council Districts 8 and 9)

<i>Land Acquisition</i>	\$1,622,400	all but CDBG	2008
<i>Design Phase</i>	\$703,040	all but CDBG	2009
<i>Construction Phase</i>	\$2,924,646	all but CDBG	2010

Other Subarea Project Needs

Land Acquisition—acquire land for neighborhood and community type parks. (Council Districts 8 and 9)

<i>Acquire 5-10 acres</i>	\$260,000	all but CDBG	2007
<i>Acquire 5-10 acres</i>	\$281,216	all but CDBG	2009
<i>Acquire 5-10 acres</i>	\$304,163	all but CDBG	2011
<i>Acquire 10-20 acres</i>	\$657,966	all but CDBG	2013
<i>Acquire 10-20 acres</i>	\$711,656	all but CDBG	2015

Neighborhood Park Development—design and construct new neighborhood parks with walking trails, playgrounds, sport courts, and other appropriate development (5 parks). (Council Districts 8 and 9)

<i>Design</i>	\$112,456	all but CDBG	2009
<i>Construction</i>	\$467,943	all but CDBG	2010
<i>Design</i>	\$116,986	all but CDBG	2010
<i>Construction</i>	\$486,661	all but CDBG	2011
<i>Design</i>	\$121,665	all but CDBG	2011
<i>Construction</i>	\$506,128	all but CDBG	2012
<i>Design</i>	\$126,532	all but CDBG	2012
<i>Construction</i>	\$526,373	all but CDBG	2013
<i>Design</i>	\$131,593	all but CDBG	2013
<i>Construction</i>	\$547,428	all but CDBG	2014

Quarry Park Land Acquisition—acquisition, design, and construction of park development within an existing limestone quarry. (Council District 8)

<i>Acquisition Phase</i>	\$1,081,600	all but CDBG	2008
<i>Design Phase</i>	\$608,326	all but CDBG	2011
<i>Construction Phase</i>	\$2,530,638	all but CDBG	2012

Stone Oak Park-- design and construction of improvements to include additional trail development, nature overlook, interpretive features, and park amenities. (Council District 9)

<i>Design Phase</i>	\$342,142	all but CDBG	2014
<i>Construction Phase</i>	\$1,423,312	all but CDBG	2015

TOTAL PROPOSED PROJECTS **\$23,878,707**

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. FAR NORTH SUBAREA FACILITIES MAP (Following Attachment)

13. FAR NORTH SUBAREA PROGRAMS MAP (Following Attachment)